074.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	951,400 / 951,400
					USE VALUE:	951,400 / 951,400
					ASSESSED:	951,400 / 951,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GULESERIAN CHARLE/JOYCE
Owner 2:	TRS/JOYCE GULESERIAN TRUST
Owner 3:	
Street 1:	95 COLLEGE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GULESERIAN SHAHE & JOYCE -
Owner 2:	-
Street 1:	95 COLLEGE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,266 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1961, having primarily Vinyl Exterior and 3550 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11266.000	419,200	1,600	530,600	951,400
Total Card	0.259	419,200	1,600	530,600	951,400
Total Parcel	0.259	419,200	1,600	530,600	951,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 268.00 | /Parcel: 268.0

Legal Description

User Acct 47050

GIS Ref

GIS Ref

Insp Date 11/06/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 074.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	419,200	1600	11,266.	530,600	951,400	951,400	Year End Roll	12/18/2019
2019	101	FV	343,100	1600	11,266.	538,200	882,900	882,900	Year End Roll	1/3/2019
2018	101	FV	343,100	1600	11,266.	401,700	746,400	746,400	Year End Roll	12/20/2017
2017	101	FV	343,100	1600	11,266.	363,800	708,500	708,500	Year End Roll	1/3/2017
2016	101	FV	343,100	1600	11,266.	348,700	693,400	693,400	Year End	1/4/2016
2015	101	FV	308,400	1600	11,266.	295,600	605,600	605,600	Year End Roll	12/11/2014
2014	101	FV	308,400	1600	11,266.	280,500	590,500	590,500	Year End Roll	12/16/2013
2013	101	FV	308,400	1600	11,266.	266,800	576,800	576,800		12/13/2012

!6229!

PRINT

Date	Time
12/10/20	21:01:48

LAST REV

Date	Time
04/30/19	13:55:45

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6229

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GULESERIAN SHAH	45200-322		5/18/2005	Family	1	No	No		
	10192-157		12/28/1962			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2010	960	Manual	3,800					

ACTIVITY INFORMATION

Date	Result	By	Name
11/6/2018	MEAS&NOTICE	BS	Barbara S
4/2/2009	Meas/Inspect	345	PATRIOT
1/5/2009	Measured	372	PATRIOT
12/1/1999	Inspected	264	PATRIOT
11/5/1999	Mailer Sent		
10/13/1999	Measured	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	47050
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11266		Sq. Ft.	Site		0	70.	0.67	5									530,584						530,600	

Total AC/HA: 0.25863 | Total SF/SM: 11266 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 530,584 | Spl Credit | Total: 530,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE/RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.06176472
Const Adj.:	0.99793488
Adj $ / SQ:	100.659
Other Features:	112245
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	569616
Depreciation:	150379
Depreciated Total:	419237

COMMENTS

CRAWL SPACE SCUTTLE BAR SINK IN FAM RM 2ND SINK IN MBATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8		BRs:	4		Baths:	1		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

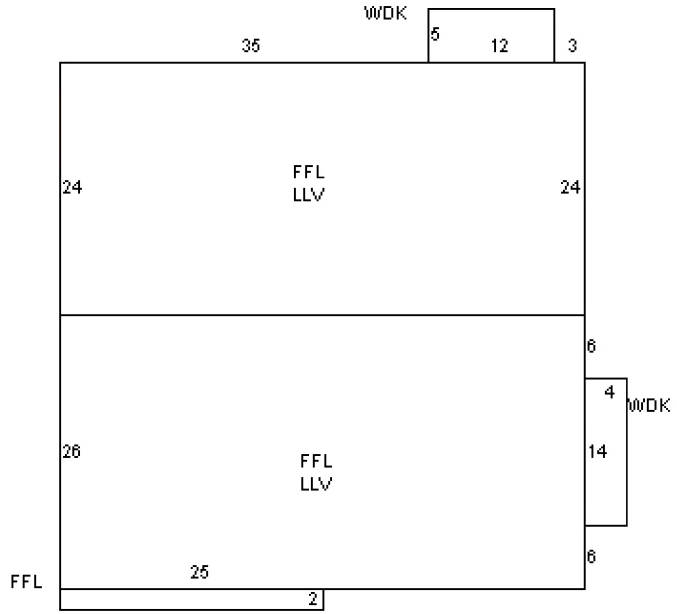
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	110.73
Special Features:	0	Val/Su Net:	81.15
Final Total:	419200	Val/Su SzAd	164.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,550	100.660	256,681
LLV	Lower Level	2,500	58.890	147,214
WDK	Deck	116	14.590	1,692
Net Sketched Area:		5,166	Total:	405,587
Size Ad	2550	Gross Are	5166	FinArea 3550

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	40	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 074.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X16	A	AV	1980	0.00	T	31.2	101						
19	Patio	D	Y	1	28X25	A	AV	1961	2.79	T	40.8	101			1,200			1,200
19	Patio	D	Y	1	12X12	A	AV	1961	4.85	T	40.8	101			400			400

More:	N	Total Yard Items:	1,600	Total Special Featues:	Total: 1,600

IMAGE

AssessPro Patriot Properties, Inc